

Subject: 08/16/2016 02:30 PM - Planning and Land Use Management Committee Meeting

From: City Clerk

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TITLE: Planning and Land Use Management Committee Meeting

DATE: 08/16/2016

TIME: 02:30 PM

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PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, August 16, 2016

BOARD OF PUBLIC WORKS EDWARD R. ROYBAL HEARING ROOM 350 - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR
COUNCILMEMBER MARQUEECE HARRIS-DAWSON
COUNCILMEMBER GILBERT A. CEDILLO
COUNCILMEMBER MITCHELL ENGLANDER
COUNCILMEMBER FELIPE FUENTES

(Sharon Dickinson - Legislative Assistant - (213)-978-1074 or email Sharon.Dickinson@lacity.org)

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ITEM NO. (1)

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

ITEM NO. (2)

[16-0851](#)

CD 14

Motion (Huizar - O'Farrell) relative to the Department of City Planning to prepare a Zone Change Ordinance and to make necessary amendments to the Boyle Heights Community Plan, for the PUENTE Learning Center, to preserve the existing use of the site, for the property located at 501 South Boyle Avenue.

Fiscal Impact Statement: No.

Community Impact Statement: None submitted.

ITEM NO. (3)

[14-1166](#)

Joint report from the Department of Transportation and the Department of City Planning relative to Fiscal Year 2013-14 milestones for the implementation of the Bicycle Plan.

Fiscal Impact Statement: No.

Community Impact Statement: None submitted.

(Transportation Committee Received and Filed this report on August 27, 2014)

ITEM NO. (4)

[14-1697-S3](#)

Categorical Exemption and related California Environmental Quality Act (CEQA) findings, and report from the Los Angeles City Planning Commission relative to a proposed Ordinance for a Code Amendment to Section 12.21-A,4(m) of Article 2 of Chapter I of the Los Angeles Municipal Code to add a subsection 3, to provide for the reduction of required parking spaces when parking is displaced as a result of compliance with the Mandatory Seismic Retrofit Ordinance.

Case No. CPC-2016-828-CA

CEQA No. ENV-2016-359-CE

Fiscal Impact Statement: No.

Community Impact Statement: None submitted.

ITEM NO. (5)

[16-0615](#)

CD 2

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 8/26/16

Mitigated Negative Declaration, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, and report from the North Valley Area Planning Commission (NVAPC), relative to a draft Ordinance to effect a Zone Change from R1-1 to (T) (Q)RD1.5-1, for the demolition of an existing single-family dwelling and the construction and maintenance of up to a 26 unit apartment building on a 29,732 square-foot lot formed site with two separate lots, allowing a base of 19 units, an additional seven units, pursuant to Density Bonus provisions under the Los Angeles Municipal Code Section 12.22-A.25 allowing 35 percent increase in density over the base number of units is permitted by right, with the apartment building

being three stories and up to a maximum height of 40 feet, for the properties located at 11818-11828 Runnymede Street, subject to Conditions of Approval.

(On April 21, 2016, the NVAPC failed to meet due to a lack of quorum and the Applicant has not granted the necessary extension of time, therefore, the matter is no longer within the jurisdiction of the NVAPC.)

Applicant: 11828 Runnymede LLC, Attn: Uzi Levi

Representative: Armin Gharai, GA Engineering

Case No. APCNV-2015-2385-ZC

CEQA No. ENV-2015-2386-MND

Fiscal Impact Statement: Yes.

Community Impact Statement: None submitted.

ITEM NO.

(6)

[16-0616](#)

CD 11

TIME LIMIT: 8/29/16; LAST DAY FOR COUNCIL ACTION: 8/26/16

Mitigated Negative Declaration, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, and report from the Los Angeles City Planning Commission relative to a draft Ordinance effecting a Vesting Zone Change from the existing M1-1 (Limited Industrial Zone) to [T][Q]R4-1 (Multiple Dwelling Zone), for the construction of a five-story, 51 unit Independent Living Senior Citizen Housing Development totaling 43,731 square feet, approximately 60 feet in height and will include one rooftop penthouse unit, two subterranean levels of parking and one level of ground floor parking to provide up to 67 vehicle parking spaces and 57 bicycle parking spaces, and providing a minimum of 8,214 square feet of open space, with the project site consisting of one vacant parcel that comprises approximately 17,000 square feet and has split zoning on M-1 and [T][Q]R4-1 with a General Plan Designation of High Medium Residential, for the properties located at 3960-3966 South Grand View Boulevard, subject to modified Conditions of Approval.

Applicant: Richard Lebby, RJL Construction and Development

Representative: Lee Ambers, California Property Consultants

Case No. CPC-2014-491-VZC

CEQA No. ENV-2014-492-MND

Fiscal Impact Statement: Yes.

Community Impact Statement: None submitted.

ITEM NO.

(7)

[16-0661](#)

CD 13

TIME LIMIT: 9/1/16; LAST DAY FOR COUNCIL ACTION: 8/31/16

Mitigation Negative Declaration, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the East Los Angeles Area Planning Commission and a draft Ordinance effecting a Zone Change from MR1-1-RIO to (T)(Q)CM-1-RIO, for the construction, use and maintenance of a new live-work development containing 11 live-work small lot units each with two-covered parking spaces and rooftop decks for private open space, with three guest parking spaces provided on the site, in the Northeast Los Angeles Community Plan area, for the properties located at 3450-3456 and 3460 North Glendale Boulevard, subject to Conditions of Approval.

Applicant: Atwater Union, LLC

Representative: Veronica Becerra, Rebuild Commercial Services, LLC

Case No. APCE-2015-3241-ZC-ZAA

CEQA No. ENV-2015-3242-MND

Fiscal Impact Statement: Yes.

Community Impact Statement: None submitted.

ITEM NO. (8)

[16-0728](#)

CD 13

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 8/31/16

Categorical Exemption and related California Environmental Quality Act (CEQA) findings, report from the Department of City Planning (DCP) and appeals filed by Mehdi Bolour, Palmer Building Associates, LLC and Mehdi and Yassaman Bolour Family Trust (Representative: Lee Rabun, CLR Enterprises, Incorporated) and Hollywood Nightlife Group, Incorporated, dba: Cosmo Nightclub (Representative: Michael D. Kolodzi, Esq., The Kolodzi Law Firm) on the entire decision of the Zoning Administrator's determination, pursuant to the provisions of the Los Angeles Municipal Code Section 12.27.1, in requiring the discontinuance of the operation of a cocktail bar/lounge with alcohol sales at the establishment known as The Cosmo (6364 West Hollywood Boulevard), located at 6360-6366 West Hollywood Boulevard and 1646 North Cosmo Street.

Applicant: City of Los Angeles, DCP

Case No. DIR-2016-0824-RV

CEQA No. ENV-2016-0825-CE

Fiscal Impact Statement: No.

Community Impact Statement: None submitted.

ITEM NO. (9)

[16-0687](#)

CD 14

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 8/31/16

Mitigated Negative Declaration (MND), Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, and an appeal filed by Jesus Hermosillo, UNITE HERE LOCAL 11, under California Public Resources Code Section 21151(c) of CEQA, from the determination of the Central Los Angeles Area Planning Commission in adopting the MND (ENV-2015-3214-MND) and sustaining the actions of the Zoning Administrator's decision in approving a Zone Variance to permit an open air, outdoor rooftop pool and bar in conjunction with the operation of a new hotel and ancillary uses in the C2-4D Zone for the property located at 649 South Olive Street.

Applicant: 649 South Olive, LLC

Representative: Elizabeth Peterson, Elizabeth Peterson Group, Incorporated

Case No. ZA-2015-3213-CUB-CUX-ZV-1A

CEQA No. ENV-2015-3214-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (10)

[14-0656-S25](#)

CD 4 CONTINUED FROM 8/2/16 AND 8/9/16

Application filed by Eric Mao (Representative: Simon Storey) requesting a Hardship Exemption from Baseline Mansionization Interim Control Ordinance No. 183497, for a proposed project consisting of a 1,200 square-foot addition plus one additional story to the existing single-story, 1,700 square-foot residence with attached parking for two cars and a building height of 17 feet, for the property located at 715 Cherokee Avenue.

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

**COMMENTS FROM THE PUBLIC ON ITEMS OF PUBLIC INTEREST WITHIN THIS COMMITTEES SUBJECT
MATTER JURISDICTION**

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